

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT T.C. SQUARED REAL ESTATE, LLC IS THE OWNER OF PART OF LOT 2, SECTION 1, LIBERTY LAND COMPANY, BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1 INCLUSIVE, BEING THE PROPERTY CONVEYED TO SAID OWNER BY NINO CERITANO, SR. AND NINO CERITANO, JR. BY DEED DATED MARCH 1, 2006 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 060003313.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS RESUBDIVIDED THE PROPERTY OF IT'S OWN FREE WILL AND ACCORD AS REQUIRED BY SECTIONS 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE CITY OF ROANOKE SUBDIVISION ORDINANCE AS AMENDED TO DATE.

THE SAID OWNER, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPES, IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS/EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

WITNESS THE SIGNATURE AND SEAL OF SAID OWNER:

DAVID A. THOMPSON - MEMBER DATE 2-7-08
INSTRUMENT NUMBER 060003313

STATE OF VIRGINIA
COUNTY OF Roanoke TO WIT:

I, Rose Lee Nichols, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT DAVID A. THOMPSON, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 7th DAY OF February 2008.

MY COMMISSION EXPIRES:

9-30-2010

Rose Lee Nichols
NOTARY PUBLIC # 325747

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0162 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY PARKER DESIGN GROUP IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH A PLASTIC ORANGE CAP ON TOP WITH "PARKER DESIGN" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
4. THE RECORDATION OF THIS PLAT OF SUBDIVISION DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND SHOWN HEREON THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY DEED AND SAID DEED MUST BE RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF THE CITY OF ROANOKE.

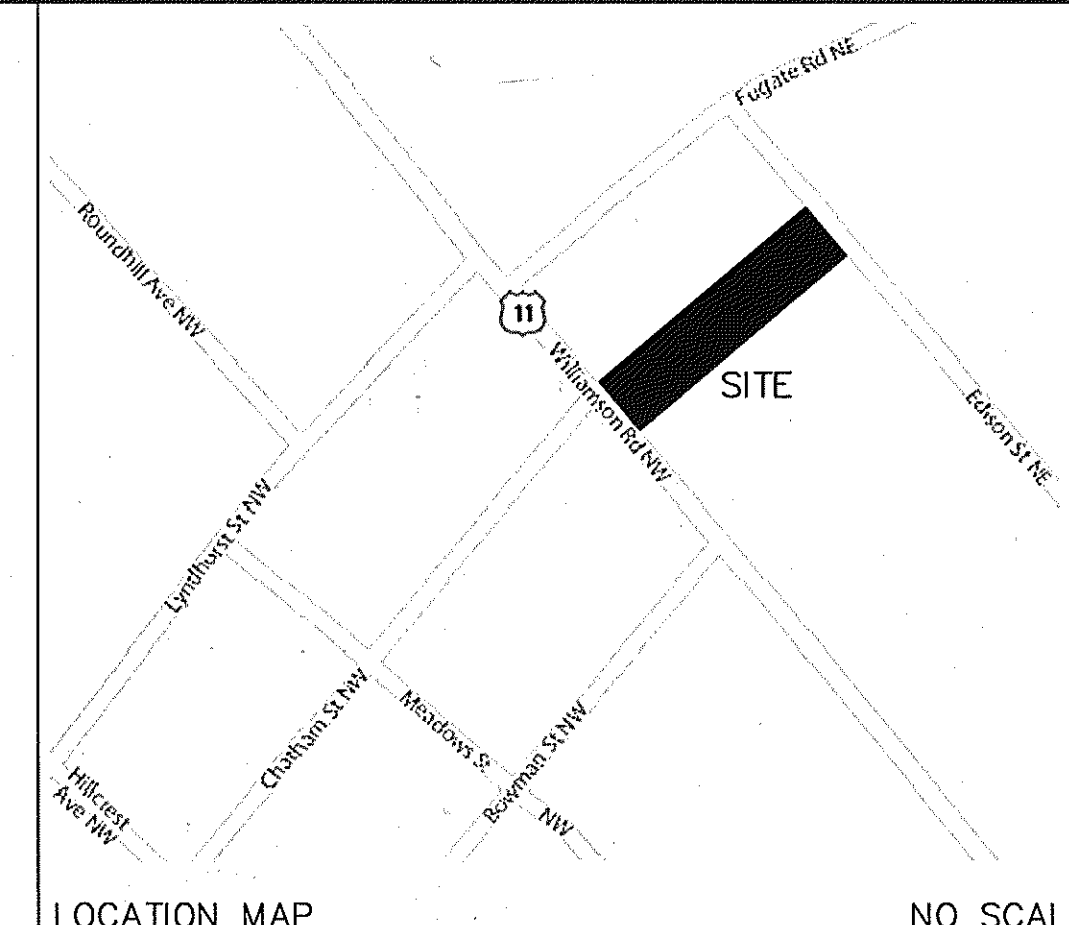
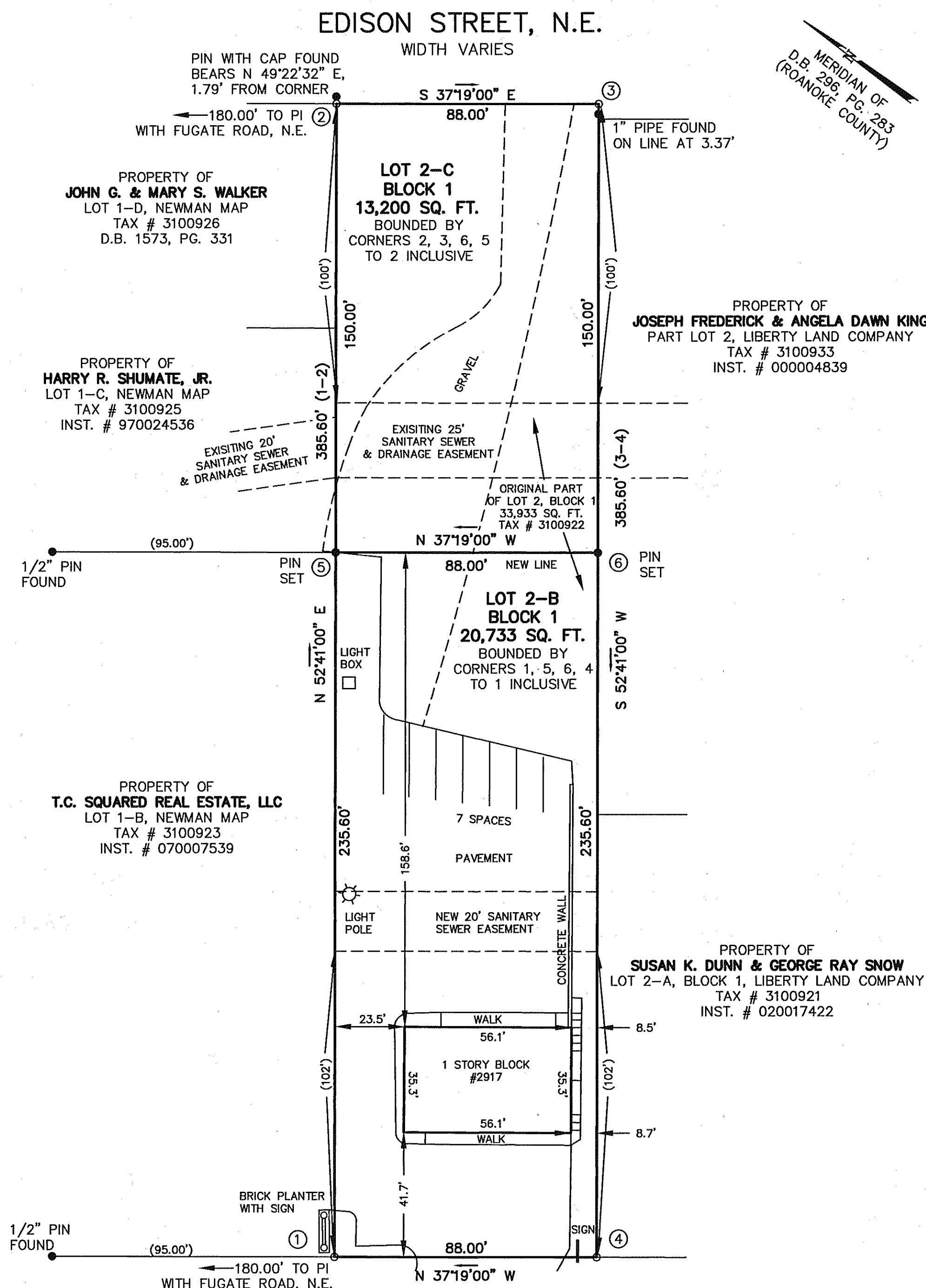
APPROVED: 2/1/08
AGENT - CITY OF ROANOKE
PLANNING COMMISSION

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 10:04 O'CLOCK A.M. ON THIS 8th DAY OF FEBRUARY, 2008.

TESTE: BRENDA S. HAMILTON

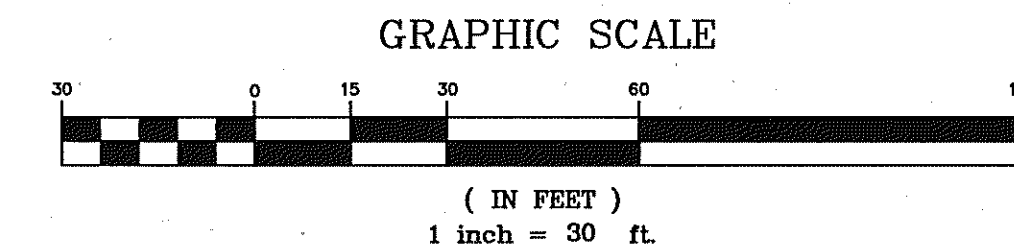
CLERK

BY: Katie Thomas
DEPUTY CLERK

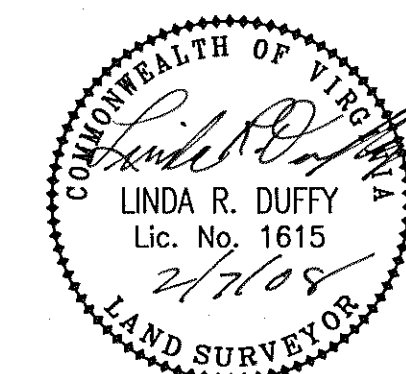


LOT 2-B			LOT 2-C		
CORNER	NORTHING	EASTING	CORNER	NORTHING	EASTING
1	5000.00	5000.00	2	5233.76	5306.67
5	5142.82	5187.37	3	5163.77	5360.01
6	5072.84	5240.72	6	5072.84	5240.72
4	4930.01	5053.35	5	5142.82	5187.37
1	5000.00	5000.00	2	5233.76	5306.67

THESE COORDINATES ARE BASED ON AN ASSUMED DATUM



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. T.C. SQUARED REAL ESTATE, LLC IS THE OWNER OF RECORD, SEE INST. NO. 060003313.

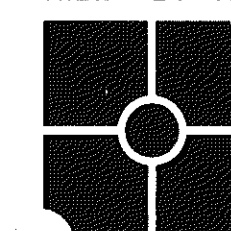


PLAT OF SURVEY FOR T.C. SQUARED REAL ESTATE, LLC

SHOWING THE SUBDIVISION OF
PART OF LOT 2 (33,933 SQ. FT.), BLOCK 1,
LIBERTY LAND COMPANY
D.B. 298, PG. 283 (ROANOKE COUNTY)
CREATING HEREON LOT 2-B (20,733 SQ. FT.)
SITUATE ON WILLIAMSON ROAD, N.W. &
LOT 2-C (13,200 SQ. FT.)
SITUATE ON EDISON STREET, N.E.
CITY OF ROANOKE, VIRGINIA

TAX NO.: 3100922
DRAWN: REC
N.B.: BT-19

SCALE: 1"=30'
DATE: FEBRUARY 7, 2008
W.O.: 07-0341-01



parker
DESIGN GROUP
ENGINEERS * SURVEYORS * PLANNERS * LANDSCAPE ARCHITECTS

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Salem, Virginia 24153
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CLOSED BY REC NOVEMBER 26, 2007